

ORDINANCE NO. 862

AN ORDINANCE AMENDING CHAPTER 27 (ZONING ORDINANCE) OF THE LODI CITY CODE AND THEREBY ESTABLISHING THE FOLLOWING MULTIPLE-FAMILY ZONING DISTRICTS - R-GA, R-MD AND R-HD.

The City Council of the City of Lodi does ordain as follows:

Section 1. Section 27-7 of the Code of the City of Lodi is hereby amended to read in full as follows:

Section 27-7. R-GA Garden Apartment Residential District.

The following regulations shall govern except as otherwise provided in Section 27-13:

(a) Uses permitted.

1. One-family and two-family dwellings subject to the area limitations as hereinafter provided.
2. Multiple-family and group dwellings subject to the area limitations as hereinafter provided.
3. The following additional uses subject to securing a use permit.
 - (i) All uses permitted in the R-1 District, as provided in subsection (a) paragraph 3 of Section 27-5.
 - (ii) Children's nurseries and nursery schools.
 - (iii) Rest and convalescent homes.
 - (iv) Automobile parking lot when adjacent to a Commercial zone.

(b) Height and Area

1. Building height limit: Two stories and not to exceed thirty-five feet.
2. Building site area required: For the various types of buildings permitted the provisions shall be as follows:
 - (i) For one-family dwellings: A minimum of five thousand square feet and fifty feet in width for each main building and its accessory buildings.
 - (ii) For two-family dwellings: A minimum of six thousand square feet and sixty feet in width for each main building and its accessory building.

(iii) For multiple-family and group dwellings: A minimum of four thousand square feet for the first dwelling unit in each detached building and two thousand square feet for each additional attached unit with a minimum lot width of one hundred feet.

(iv) For other permitted types of buildings the minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings with a minimum lot width of one hundred feet.

(c) Minimum Yards.

1. Front Yard: Not less than twenty feet to the front line of the main building.
2. Side Yard: A minimum of five feet, except that for corner lots the side yard on the street side shall be increased to a minimum of ten feet, and provided further that any carport or garage must be set back not less than twenty feet from the street property line.
3. Rear Yard: The depth of the rear yard shall be not less than ten feet, except that for corner or reversed corner lots, the rear yard may be reduced to seven and one-half feet, or to a minimum of five feet when the lot rear upon an alley.
4. Land Coverage: The above minimum yards shall be increased where necessary so that in no case shall the maximum coverage of the main building and its accessory buildings exceed fifty per cent of the area of the building site.

Section 2. Section 27-8 of the Code of the City of Lodi is hereby amended to read in full as follows:

Section 27-8. R-MD Medium Density Multiple-Family Residential District.

The following regulations shall govern except as otherwise provided in Section 27-13:

(a) Uses Permitted: All uses. ~~permitted~~ in the R-GA District with the same regulations applicable thereto.

(b) Height and Area

1. Building height limit: Same as the R-GA District as provided in subsection (b) of Section 27-7.
2. Building site area required: For the various types of buildings permitted, the buildings shall be as follows:

(i) For one-family dwellings: A minimum of four thousand square feet and forty feet in width for each main building and its accessory buildings.

(ii) For two-family, multiple-family and group dwellings: A minimum of four thousand square feet for the first dwelling unit in each detached building and one thousand square feet for each additional attached unit with a minimum lot width of fifty feet.

(iii) For other permitted types of buildings, the minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings with a minimum lot width of fifty feet.

(c) Minimum Yards

1. The required front, side and rear yards shall be the same as the R-GA District as provided in subsection (c) of Section 27-7.

2. Land Coverage: Same as the R-GA District as provided in subsection (c) of Section 27-7.

Section 3. Section 27 of the Code of the City of Lodi is hereby amended to read in full as follows:

Section 27-8A. R-HD High Density Multiple-Family Residential District.

The following regulations shall govern except as otherwise provided in Section 27-13:

[a) Uses Permitted

1. All uses permitted in the R-GA District with the same regulations applicable thereto, except as hereinafter provided.

2. Hotel.

3. Motel.

4. Boarding and lodging house.

5. The following uses subject to securing a use permit;

(i) Private clubs, lodges, fraternities and sororities, except those organizations the chief activity of which is a service customarily conducted as a business,

(ii) Hospital.

(iii) Mobile home and/or trailer park.

(b) Height and Area

1. Building height limit: Four stories not to exceed sixty feet.
2. Building site area required: For the various types of buildings permitted, the provisions shall be as follows:
 - (i) For one-family dwellings: a minimum of four thousand square feet and forty feet in width for each main building and its accessory buildings.
 - (ii) For two-family, multiple-family and group dwellings: a minimum of four thousand square feet for the first dwelling unit in each detached building, and
 - (aa) One thousand square feet for each additional attached dwelling unit in a one-story building;
 - (bb) Seven hundred and fifty square feet for each additional attached dwelling unit in a two-story building.
 - (cc) Five hundred square feet for each additional attached dwelling unit in a three-or-four-story building.
 - (iii) For other permitted types of buildings, the minimum lot area shall be sufficient to provide the yard areas and parking spaces hereinafter specified for the several types of buildings with a minimum lot width of fifty feet.

(c) Minimum Yards

1. The required front, side and rear yards shall be the same as the R-GA District as provided in subsection (c) of Section 27-7.
2. Land Coverage: The above minimum yards shall be increased where necessary so that in no case shall the maximum coverage of the main building and its accessory buildings exceed sixty per cent of the area of the lot.

Section 4. Subsection (b) 2. of Section 27-9 of the Code of the City of Lodi is hereby amended to read in full as follows:

2. Building site area requirements:
 - (i) For dwellings the provisions shall be the same as the R-MD District as provided in subsection (c) of Section 27-8, except that in areas adjacent to the Central Business District and surrounded by areas classified in the R-HD District, the provisions for dwellings shall be the same as the R-HD District as provided in subsections (b) 1 and 2 of Section 27-8A.

- (ii) For other permitted types of buildings, the minimum lot size shall be sufficient to provide the yard areas and parking spaces required, but in no case shall a lot contain less than four thousand square feet.

Section 5. Subsection (b)1. of Section 27-13 of the Code of the City of Lodi is hereby amended to read in full as follows:

(b) Automobile Parking Space.

The following regulations shall apply to the provisions for off-street parking accommodations for certain uses in their respective districts when a new building is erected or added to in number of units, *or* in seating capacity, or in floor area, as the case may be:

1. Dwellings:

- (i) All single-family dwellings shall provide at least one parking space for each dwelling unit which space shall be on the same lot as the main building.
- (ii) Multiple-family and group dwellings in areas zoned Garden Apartment Residential District shall provide one and one-half off-street parking spaces for each dwelling unit, which space shall be on the same lot as the main building. Two-thirds (i. e., 66 2/3%) of such spaces shall be located within a private garage or carport.
- (iii) Multiple-family and group dwellings in areas zoned Medium Density Multiple-Family Residential District shall provide one and one-half off-street parking spaces for each dwelling unit, which spaces shall be on the same lot as the main building.
- (iv) Multiple-family or group dwellings in areas zoned High Density Multiple-Family Residential shall provide one off-street parking space for each dwelling unit, which spaces shall be on the same lot as the main building.

Section 6. Subsection (b)13. (ii) of Section 27-13 of the Code of the City of Lodi is hereby amended to read in full as follows:

- (ii) For multiple-family or group dwellings and the uses in paragraphs 2 through 12, the provided parking space shall be paved with two inches of plant-mixed surfacing or equivalent and marked in the required number of stalls of ample size with adequate aisles for convenient ingress and egress as approved by the City Engineer in accordance with the Off-street Parking Standards as adopted by the Planning Commission.


Section 7. Subsection (b)13. (iv) of Section 27-13 of the Code of the City of Lodi is hereby added and reads in full as follows:

- (iv) Off-street parking spaces located adjacent to a yard area which abuts upon a public street shall be screened by an architectural feature, landscaping or fencing.

Section 8. All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as such conflict may exist.

Section 9. This ordinance shall be published one time in the "Lodi News Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 19th day of June, 1968.


Attest: Bessie L. Bennett, City Clerk

State of California,


County of San Joaquin, ss.

I, Bessie L. Bennett, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 862 was introduced at a regular meeting of the City Council of the City of Lodi held June 5, 1968, and was thereafter passed, adopted and ordered to print at a regular meeting held June 19, 1968, by the following vote:

Ayes: Councilmen Brown, Culbertson, Kirsten, Schaffer and Hunnell

Noes: None Absent: None

I further certify that Ordinance No. 862 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


City Clerk